

BK 7194 PG 184

TRANSFER
TAX
PAID

34-12

QUIT CLAIM DEED
(without covenant)

040219

KNOW ALL MEN BY THESE PRESENTS THAT SKOWHEGAN SAVINGS BANK, a banking corporation organized and existing under the laws of the State of Maine with its principal office at Skowhegan, Somerset County, Maine (Mailing Address: P. O. Box 250, Skowhegan, ME 04976), for consideration paid, **releases** to **KENNEBEC VALLEY COMMUNITY ACTION PROGRAM**, a nonprofit corporation organized and existing under the laws of the State of Maine, with its principal office at Waterville, Kennebec County, Maine (Mailing Address: 97 Water Street, Waterville, ME 04901), the land and buildings in Waterville, Kennebec County, Maine, more particularly bounded and described as follows:

A certain lot or parcel of land with the buildings thereon, situated in **Waterville, Kennebec County, Maine**, and bounded and described as follows:

West by the easterly boundary of land now or formerly of Peter Rancourt and Sheila Rancourt; north by the south boundary of Grove Street; east by the west boundary of land now owned by the City of Waterville; south by the north boundary of land of Rita Huard.

Meaning and intending to convey a lot forty (40) feet by seventy-four (74) feet, more or less, with the buildings thereon.

Also included in the conveyance of the above described property is the easement conveyed by Peter Rancourt and Sheila A. Rancourt to Richard S. Stiles by deed dated October 27, 1998 and recorded in the Kennebec County Registry of Deeds in Book 5776, Page 143.

Being the same premises conveyed to Skowhegan Savings Bank by deed of Skowhegan Savings Bank dated March 11, 202 and recorded in the Kennebec County Registry of Deeds, Book 6846, Page 142.

As part consideration for this conveyance, it is expressly stipulated and agreed between **Skowhegan Savings Bank** and **Kennebec Valley Community Action Program** that the subject real estate is sold "as is", that there are no representations or warranties, express or implied, with respect to the physical condition of the structure or of the land upon which the same is located, or as to the accuracy of the description, or the marketability of the title, or compliance with any applicable zoning, land use, or environmental laws, regulations or ordinances, and **Kennebec Valley Community Action Program** has been given the opportunity to inspect the premises in person and by agent, and that **Kennebec Valley Community Action Program** and its successors will indemnify and hold

34-12

AK 7194PG185

Skowhegan Savings Bank harmless from liability for any and all claims, whether on behalf of themselves, or on behalf of any of their successors, or on behalf of any third party, which may arise as the result of defects or conditions of the structure located on the premises or of the land upon which the same is located, or any inaccuracies with respect to the description, or deficiencies with respect to the marketability of the title, or non-compliance with any applicable zoning, land use, or environmental laws, regulations or ordinances which may exist at the time of execution and delivery of this deed.

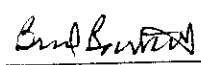
IN WITNESS WHEREOF, the said Skowhegan Savings Bank has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Bruce D. Bartlett, its Senior Vice President thereunto duly authorized, this 7th day of ~~October~~ ^{November}, 2002.

SIGNED AND DELIVERED
IN PRESENCE OF

Skowhegan Savings Bank


Witness

By:

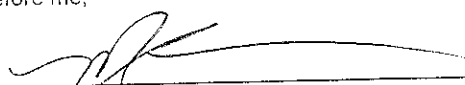

Bruce D. Bartlett
Its Senior Vice President

STATE OF MAINE
SOMERSET, ss.

~~November~~
~~October~~ 7, 2002

Then personally appeared the above named Bruce D. Bartlett of said Skowhegan Savings Bank as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,


Notary Public

Notary Public – Printed Name

My Commission Expires: _____

RECEIVED KENNEBEC SS.

2002 DEC 17 PM 1:22



MICHAEL F. PHILLIPS, JR.
Notary Public, State of Maine
My Commission Expires May 31, 2009